

AGREEMENT BETWEEN LEON COUNTY AND PETER R. BROWN CONSTRUCTION, INC. FOR
CONSTRUCTION MANAGEMENT SERVICES; BC-02-23-05-28

EXHIBIT C
CONSTRUCTION MANAGER
ESTIMATED CONSTRUCTION BUDGET

The construction budget shall include all costs and fees of the CONSTRUCTION MANAGER except for the Phase I Pre-Construction Design fee. The construction budget shall be defined as the Guaranteed Maximum Price as approved by the COUNTY.

BANK OF AMERICA LEON COUNTY COURTHOUSE GMP	<u>\$4,924,265</u>
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ADD ALTERNATE: INSTALL STAIRWELL AND ELEVATOR AT SOUTHEAST CORNER OF PARKING DECK	<u>\$465,411</u>
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**Leon County Courthouse and Annex
GMP Clarifications
Peter R. Brown Construction, Inc.
June 7, 2005**

GENERAL

- GMP is based upon drawings per attached 2-page list dated June 2, 2005.
- GMP is based upon attached 4-page CPM schedule dated June 2, 2005.
- \$25,000 allowance is included for all building permit fees, plan review fees, inspection fees, threshold inspection fees, fire marshal fees, water management district fees, DOT permit fees, street/sidewalk closure permits, water, sewer, gas, power, power primary connection, telephone, cable television and other utility connection fees, meter fees and impact fees.
- Asbestos, lead, mold and other hazardous and toxic material survey, testing and abatement is not included.
- Hazardous materials insurance (Contractor's Pollution Liability, Asbestos Liability, Disposal or Hazardous Waste Transportation) is not included.
- Direct purchase sales tax savings <\$46,998> credit is included. Peter R. Brown Construction, Inc. 4-page Direct Purchasing Procedure.
- Builder's risk insurance to be provided by owner. \$19,403 is included in the GMP for separate insurance for this work in lieu of deductibles for owner's existing policy.
- Design fees are not included.
- After-hours or weekend work is not included.
- Temporary power, water and local telephone for construction use are connected to owner's existing services. Monthly power, water and local telephone fees for construction use are by owner.
- Existing elevators are used for construction personnel, material and equipment.
- Red-lined as-built drawings are included. Autocad or Mylar as-builts are by owner.

**SUPERVISOR OF ELECTIONS PLAZA LEVEL – BARNETT FRONCZAK SCHEME
DEMOLITION**

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Removal of existing structural columns and beams is not included.
- Sprayed fireproofing is not included.

CARPENTRY

- Base cabinets are included at Main Lobby, Mail Room and Break Room. Cabinets are not included at North wall of Main Lobby, South wall of Mail Room or Mail Room island.
- Wall cabinets are included at Mail Room and Break Room.
- Shelf is included at Supplies closet.
- Counter top is included at West wall of Public Info area.
- Cabinets are not included at Special Projects Coordinator/ADA, Election Records Manger, Candidate Interview, Elections Coordinator, Outreach Coordinator, Admin Coordinator, Assistant Supervisor, Supervisor of Elections, Voting System Manger, GIS Manager, Election System Mangers, Equipment Room, Ops, or Secured Area.
- Window sills or other wood trim is not included.
- Fire-retardant blocking is not included.

DOORS

- Door, frame and hardware \$14,500 allowance (material) is included.
- Electric locks or security system are not included.

GLASS

- Door lites are not included.

WALLS

- Sound-insulated or thermal-insulated walls are not included.
- Fire-rated or smoke-rated walls are not included. Upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.

CEILINGS

- Acoustical ceilings are included. Insulation is not included.
- Gypsum board ceilings or bulkheads are not included.

FLOORING

- Carpeting work \$25.00/sqyd in-place allowance (material, installation and accessories) is included in Main Lobby, Front Counter, Election Records Manger, Candidate Interview, Elections Coordinator, Outreach Coordinator, Admin Coordinator, Assistant Supervisor, Supervisor of Elections, Voting System Manger, GIS Manager, Election System Mangers, Ops, and Secured Area.
- VCT and vinyl base is included in Mail Room, Break Room and Equipment Room.

PAINTING

- Existing wall coverings remain in place and are painted.
- Wall coverings are not included.

SPECIALTIES

- Markerboards, tackboards, TV mounts, projection screens, refrigerators, dishwashers, break room appliances, window blinds, Lektrievers, copiers, file cabinets, tables, desks, chairs and other furniture, fixtures and equipment are not included.
- Fire extinguishers or cabinets are not included.

FIRE SPRINKLER

- \$10,808 fire sprinkler work allowance (material and installation) is included for relocation of existing heads in lieu of new sprinkler work.
- Center-of-tile heads are not included.

PLUMBING

- \$4,000 plumbing work allowance (material and installation) is included for new break room sink, refrigerator ice maker connection and dishwasher connection.

HVAC

- \$67,439 HVAC work allowance (material and installation) is included.

ELECTRICAL

- \$43,230 electrical work allowance (material and installation, including telecommunications rough-in) is included. Allowance includes relocation of existing fire alarm devices.
- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.

SUPERVISOR OF ELECTIONS P-1 LEVEL

DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Sprayed fireproofing is not included.

CARPENTRY

- Base cabinet is included at South Entry.
- Wood trim is not included.
- Fire-retardant blocking is not included.

DOORS

- Door, frame and hardware \$4,400 allowance (material) is included.
- Electric locks or security system are not included.

GLASS

- Door lites are not included.

WALLS

- Sound-insulated or thermal-insulated walls are not included.
- Fire-rated or smoke-rated walls are not included. Upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.

CEILINGS

- Acoustical ceilings are included. Insulation is not included.
- Gypsum board ceilings or bulkheads are not included.

FLOORING

- Carpeting work \$25.00/sqyd in-place allowance (material, installation and accessories) and vinyl base is included in Public Seating.
- Single-color ceramic tile and ceramic base is included in two toilet rooms. Wall tile is not included.

PAINTING

- Wall coverings are not included.
- Exterior painting is not included.

SPECIALTIES

- Projection screens, refrigerators, microwaves, tables, desks, chairs and other furniture, fixtures and equipment are not included.
- Fire extinguishers or cabinets are not included.

FIRE SPRINKLER

- \$3,975 fire sprinkler work allowance (material and installation) is included for relocation of existing heads in lieu of new sprinkler work.
- Center-of-tile heads are not included.

PLUMBING

- \$18,000 plumbing work allowance (material and installation) is included for 2 toilets, 2 lavatories, 1 drinking fountain and 1 sink.

HVAC

- \$24,804 HVAC work allowance (material and installation) is included.

ELECTRICAL

- \$23,850 electrical work allowance (material and installation, including telecommunications rough-in) is included. Allowance includes relocation of existing fire alarm devices.
- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.

ANNEX – PLAZA LEVEL

DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Sprayed fireproofing is not included.

CARPENTRY

- Window sills or other wood trim is not included.
- Cabinets are not shown or included.
- Fire-retardant blocking or framing is not included.

DOORS

- Doors, frames and hardware are existing to remain.
- Undercutting of existing doors is not included (M1.1).
- Electric locks or security system are not included.

WALLS

- Fire-rated or smoke-rated upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.

CEILINGS

- Acoustical ceilings are included. Insulation is not included.

FLOORING

- Carpeting work \$25.00/sqyd in-place allowance (material, installation and accessories) is included.
- Single color VCT is included. Flooring patterns are not included.

PAINTING

- Existing wall coverings remain in place and are painted.
- Wall coverings are not included.

SPECIALTIES

- Refrigerators, window blinds, tables, desks, chairs and other furniture, fixtures and equipment are not included.
- Transaction counters, OPS stations, Work Area cabinets, Viewing cabinets, Index cabinets and other furniture, fixtures and equipment are by owner.
- Movable partitions are not included (Lead Worker-109/A1.1, typ.).
- Fire extinguishers or cabinets are not included.

FIRE SPRINKLER

- Fire sprinkler work is not shown or included.

PLUMBING

- Plumbing work is not shown or included.

ELECTRICAL

- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.
- Conduit stub-ups are included for telecommunications. Cable trays, "J" hooks or home-run conduits are not included. Cable tray painting is not included.
- Cabling plant testing or certification is not included (TEL-1.0, typ.).

ANNEX - BASEMENT

DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Sprayed fireproofing is not included.

CARPENTRY

- Fire-retardant blocking or framing is not included.

DOORS

- Door, frame and hardware \$2,200 allowance (material) is included.
- Electric locks or security system are not included.

WALLS

- Fire-rated or smoke-rated upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.

CEILINGS

- Acoustical ceilings with surface-mounted light fixtures are included (A6.1). Insulation is not included.

FLOORING

- Single color VCT is included. Flooring patterns are not included.
- Vinyl base is not included at shelving.

PAINTING

- Wall coverings are not included.
- Painting of corridor or other areas outside of Clerk Files 001 is not included.

SPECIALTIES

- Metal shelving, desks, chairs and other furniture, fixtures and equipment are not included.
- Fire extinguishers or cabinets are not included.

FIRE SPRINKLER

- Fire sprinkler work is not shown or included.

PLUMBING

- Plumbing work is not shown or included.



ELECTRICAL

- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.
- Conduit stub-ups are included for telecommunications. Cable trays, "J" hooks or home-run conduits are not included. Cable tray painting is not included.
- Cabling plant testing or certification is not included (TEL-1.0, typ.).

BANK OF AMERICA TOWER – P-2

DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Sprayed fireproofing is not included.

CARPENTRY

- Fire-retardant blocking or framing is not included.

DOORS

- Electric locks or security system are not included.

WALLS

- Fire-rated or smoke-rated upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.

CEILINGS

- Acoustical ceilings are included. Insulation is not included.

FLOORING

- Single color VCT is included. Flooring patterns are not included.

PAINTING

- Wall coverings are not included.
- Exterior painting is not included.

SPECIALTIES

- Fire extinguishers or cabinets are not included.

FIRE SPRINKLER

- Center-of-tile heads are not included.

PLUMBING

- Plumbing work is not shown or included.

ELECTRICAL

- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.
- Conduit stub-ups are included for telecommunications. Cable trays, "J" hooks or home-run conduits are not included. Cable tray painting is not included.
- Cabling plant testing or certification is not included (TEL-1.0, typ.).

BANK OF AMERICA TOWER – SECOND FLOOR

DEMOLITION

- Removal or relocation of existing safes, furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Removal of existing structural columns and beams is not included.
- Sprayed fireproofing is not included.

CARPENTRY

- Window sills or other wood trim is not included.
- Fire-retardant blocking or framing is not included.
- Platform is ¾" plywood on 2x8 joists in lieu of 10" high (1/A7.3).

DOORS

- Electric locks or security system are not included.

WALLS

- Fire-rated or smoke-rated upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.
- Partitions type P3, P-4, P-5 and P-6 are not shown or included.

CEILINGS

- Existing acoustical ceilings remain.

FLOORING

- Carpeting work \$25.00/sqyd in-place allowance (material, installation and accessories) is included.
- Single color VCT is included. Flooring patterns are not included.
- Carpet patch at existing corridor north of door 214 and existing corridor north of door 218 will not exactly match existing (A1.7).

PAINTING

- Existing wall coverings remain in place and are painted.
- Wall coverings are not included.

SPECIALTIES

- Refrigerators, window blinds, tables, desks, chairs and other furniture, fixtures and equipment are not included.
- Fire extinguishers or cabinets are not included.

FIRE PROTECTION

- Existing fire hose cabinet will be abandoned behind new wall (A1.7).
- Center-of-tile heads are not included.

PLUMBING

- Plumbing work is not shown or included.

ELECTRICAL

- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.
- Conduit stub-ups are included for telecommunications. Cable trays, "J" hooks or home-run conduits are not included. Cable tray painting is not included.
- Cabling plant testing or certification is not included (TEL-1.0, typ.).

BANK OF AMERICA TOWER – THIRD FLOOR MIS DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.
- New floor opening is left in place for owner's systems. Ceiling opening is not included. Opening or chase does not extend to floors beyond.

STRUCTURE

- Sprayed fireproofing is not included.

CARPENTRY

- Fire-retardant blocking or framing is not included.
- Corridor wall paneling is not included.

DOORS

- Electric locks or security system are not included.

WALLS

- Fire-rated or smoke-rated upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.

CEILINGS

- Acoustical ceilings are included. Insulation is not included.

FLOORING

- Single color VCT is included (A6.1). Flooring patterns are not included.

PAINTING

- Wall coverings are not included.

SPECIALTIES

- Fire extinguishers or cabinets are not included.

FIRE SPRINKLER

- Center-of-tile heads are not included.

PLUMBING

- Plumbing work is not shown or included.

ELECTRICAL

- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.
- Conduit stub-ups are included for telecommunications. Cable trays, "J" hooks or home-run conduits are not included. Cable tray painting is not included.
- Cabling plant testing or certification is not included (TEL-1.0, typ.).

BANK OF AMERICA TOWER – THIRD FLOOR

DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Sprayed fireproofing is not included.

CARPENTRY

- Window sills or other wood trim is not included.
- Cabinet work \$33,900 allowance (material and installation) is included.
- Fire-retardant blocking or framing is not included.

DOORS

- Door, frame and hardware \$33,000 allowance (material) is included.
- Electric locks or security system are not included.

WALLS

- Sound-insulated or thermal-insulated walls are not included.
- Fire-rated or smoke-rated walls are not included. Upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.

CEILINGS

- Acoustical ceilings are included. Insulation is not included.
- Gypsum board ceilings are not included.

FLOORING

- Carpeting work \$25.00/sqyd in-place allowance (material, installation and accessories) is included.
- Single color VCT is included. Flooring patterns are not included.

PAINTING

- Existing wall coverings remain in place and are painted.
- Wall coverings are not included.

SPECIALTIES

- Window blinds, tables, desks, chairs and other furniture, fixtures and equipment are not included.
- Movable partitions are not included.
- Fire extinguishers or cabinets are not included.

ELEVATOR

- Elevator upgrades are not included.

PLUMBING

- Plumbing work is not shown or included.

FIRE SPRINKLER

- \$36,410 fire sprinkler work allowance (material and installation) is included for relocation of existing heads in lieu of new sprinkler work.
- Center-of-tile heads are not included.

HVAC

- \$227,198 HVAC work allowance (material and installation) is included.

ELECTRICAL

- \$218,460 electrical work allowance (material and installation, including telecommunications rough-in) is included. Allowance includes relocation of existing fire alarm devices.
- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.
- Conduit stub-ups are included in allowance for telecommunications. Cable trays, "J" hooks or home-run conduits are not included. Cable tray painting is not included.
- Cabling plant testing or certification is not included (TEL-1.0, typ.).

BANK OF AMERICA TOWER – FOURTH FLOOR

DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Sprayed fireproofing is not included.

CARPENTRY

- Window sills or other wood trim is not included.
- Wood paneling or trim is not included in existing corridors.
- Fire-retardant blocking is not included.

DOORS

- Electric locks or security system are not included.

WALLS

- Fire-rated or smoke-rated upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.
- Partitions type P3, P-4 and P-5 are not shown or included.

CEILINGS

- Existing acoustical ceilings remain.

FLOORING

- Carpeting work \$25.00/sqyd in-place allowance (material, installation and accessories) is included.
- Single color VCT is included. Flooring patterns are not included.
- Existing carpet at corridor south of door 420 remains (A1.9).

PAINTING

- Existing wall coverings remain in place and are painted.
- Wall coverings are not included.

SPECIALTIES

- Window blinds, tables, desks, chairs and other furniture, fixtures and equipment are not included.
- Open Area movable partitions are not included (A1.9, typ.).
- One bracket-mounted fire extinguisher is included.

FIRE SPRINKLER

- Center-of-tile heads are not included.

PLUMBING

- Floor drains are not shown or included (G/M2.1).

ELECTRICAL

- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.
- Conduit stub-ups are included for telecommunications. Cable trays, "J" hooks or home-run conduits are not included. Cable tray painting is not included.
- Cabling plant testing or certification is not included (TEL-1.0, typ.).

BANK OF AMERICA TOWER – EIGHTH FLOOR

DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.
- New floor opening is left in place for owner's systems. Ceiling opening is not included. Opening or chase does not extend to floors beyond.

STRUCTURE

- Sprayed fireproofing is not included.

CARPENTRY

- Window sills or other wood trim is not included.
- Crown mould or wood base is not included.
- Fire-retardant blocking or framing is not included.

DOORS

- Electric locks or security system are not included.

WALLS

- Fire-rated or smoke-rated upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.

CEILINGS

- Acoustical ceilings are included. Insulation is not included.

FLOORING

- Carpeting work \$25.00/sqyd in-place allowance (material, installation and accessories) is included.
- Single color VCT is included. Flooring patterns are not included.

PAINTING

- Existing wall coverings remain in place and are painted.
- Wall coverings are not included.

SPECIALTIES

- Microwaves, window blinds, file cabinets, tables, desks, chairs and other furniture, fixtures and equipment are not included.
- Fire extinguishers or cabinets are not included.

FIRE SPRINKLER

- Center-of-tile heads are not included.

PLUMBING

- Plumbing work is not shown or included.

ELECTRICAL

- \$20,000 electrical work allowance (material and installation, including telecommunications rough-in) is included. Allowance includes relocation of existing fire alarm devices. Allowance includes relocation of existing light fixtures only.
- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.
- Conduit stub-ups are included in allowance for telecommunications. Cable trays, "J" hooks or home-run conduits are not included. Cable tray painting is not included.
- Cabling plant testing or certification is not included (TEL-1.0, typ.).

COURTHOUSE – SECOND FLOOR

DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Removal of existing structural columns and beams is not included.
- Sprayed fireproofing is not included.

STEEL

- Hand rails are included at ramps in Courtroom 005 and Jury 008.

CARPENTRY

- The following allowances (material, installation and finishing) are included:

Judges bench	\$15,000
Clerk/witness box	\$5,000
Jury rail	\$5,000
Gallery rail	\$3,800
Wood paneling and trim	\$25,000
- Podium is not included.
- Window sills or other wood trim is not included.
- Fire-retardant blocking or framing is not included.

DOORS

- Door, frame and hardware \$63,200 allowance (material) is included.
- Electric locks or security system are not included.

GLASS

- Fire-Lite type glazing is not included.

WALLS

- Security mesh is included at gypsum board walls and ceiling in Holding 019.
- Fire-rated or smoke-rated upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.
- Wall type 2 is not shown or included.

CEILINGS

- Acoustical ceilings \$15,000 allowance (material and installation) is included. Insulation is not included.
- Gypsum board ceiling, soffit and bulkhead \$34,000 allowance (material and installation) is included.
- Acoustical wall treatment \$3,000 allowance (material and installation) is included.
- Ceilings are not included in un-finished southeast portion.

FLOORING

- Flooring work (carpet, VCT, ceramic) \$30,000 allowance (material, installation, base, accessories) is included.
- Carpeting work at Corridor 014 will not exactly match existing (A1.1).
- Flooring is not included in un-finished southeast portion.

PAINTING

- Existing wall coverings remain in place and are painted.
- Painting is not included in un-finished southeast portion.
- Wall coverings are not included.

SPECIALTIES

- Markerboards, tackboards, county seals, TV mounts, projection screens, window blinds, tables, desks, chairs and other furniture, fixtures and equipment are not included.
- Signage \$2,100 allowance (material and installation) is included.
- Judge's seating, witness seating, jury seating, gallery seating and other fixed or movable seating is not included.
- Fire extinguishers or cabinets are not included.

ELEVATOR

- Elevator upgrades are not included.

FIRE SPRINKLER

- \$19,406 fire sprinkler work allowance (material and installation) is included for relocation of existing heads in lieu of new sprinkler work.
- Center-of-tile heads are not included.

PLUMBING

- \$15,000 plumbing work allowance (material and installation) is included.

HVAC

- \$155,244 HVAC work allowance (material and installation) is included.

ELECTRICAL

- \$155,244 electrical work allowance (material and installation, including telecommunications rough-in) is included. Allowance includes relocation of existing fire alarm devices.
- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.

COURTHOUSE – THIRD FLOOR

DEMOLITION

- Removal or relocation of existing furniture, fixtures and equipment is not included.
- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.

STRUCTURE

- Removal of existing structural columns and beams is not included.
- Sprayed fireproofing is not included.

STEEL

- Hand rails are included at ramp in Courtroom 006.

CARPENTRY

- The following allowances (material, installation and finishing) are included:
 - Judges bench \$20,000
 - Clerk/witness box \$3,500
 - Gallery rail \$3,100
 - Wood paneling and trim \$15,000
- Podium is not included.
- Window sills or other wood trim is not included.
- Cabinets are not shown or included.
- Fire-retardant blocking or framing is not included.

DOORS

- Door, frame and hardware \$44,700 allowance (material) is included.
- Electric locks or security system are not included.

GLASS

- Fire-Lite type glazing is not included.

WALLS

- Fire-rated or smoke-rated upgrade of existing walls is not included.
- Existing gypsum board remains on inside face of exterior walls. Existing gypsum board remains on gypsum board walls that are not demolished.
- Wall type 2 is not shown or included.

CEILINGS

- Acoustical ceilings \$12,000 allowance (material and installation) is included. Insulation is not included.
- Gypsum board ceiling, soffit and bulkhead \$18,000 allowance (material and installation) is included.
- Acoustical wall treatment \$2,000 allowance (material and installation) is included.

FLOORING

- Flooring work (carpet, VCT, ceramic) \$20,000 allowance (material, installation, base, accessories) is included.
- Carpeting work at corridor outside existing stair will not exactly match existing (A1.3).

PAINTING

- Existing wall coverings remain in place and are painted.
- Wall coverings are not included.

SPECIALTIES

- Markerboards, tackboards, county seals, TV mounts, projection screens, window blinds, book shelves, tables, desks, chairs and other furniture, fixtures and equipment are not included.
- Signage \$1,330 allowance (material and installation) is included.
- Judge's seating, witness seating, jury seating, gallery seating and other fixed or movable seating is not included.
- Fire extinguishers or cabinets are not included.

FIRE SPRINKLER

- \$14,190 fire sprinkler work allowance (material and installation) is included for relocation of existing heads in lieu of new sprinkler work.
- Center-of-tile heads are not included.

PLUMBING

- \$24,000 plumbing work allowance (material and installation) is included.

HVAC

- \$113,520 HVAC work allowance (material and installation) is included.

ELECTRICAL

- \$113,520 electrical work allowance (material and installation, including telecommunications rough-in) is included. Allowance includes relocation of existing fire alarm devices.
- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.

SITE

DEMOLITION

- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.
- Existing driveway will be closed for construction.
- Calhoun Street is open-cut in lieu of jack-and-bore.

SITE

- Removal and replacement of unsuitable or contaminated soils is not included.
- Dewatering is not included.
- Soil borings and other geotechnical investigation are not included.

PLUMBING

- Plumbing work is not shown or included.

HVAC

- Connection to existing chilled water and heating hot water systems is not shown or included.

ELECTRICAL

- Sprint core-drilling and other utility fees are not included (ME1.1, typ.).
- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.

BANK OF AMERICA TOWER – PARKING

DEMOLITION

- Construction drawings or as-built drawings of existing building were not available. Removal or relocation of concealed systems, devices or equipment is not included.
- Temporary shoring work \$10,000 allowance (material and installation) is included pending design by engineer-of-record.
- Parking drive lanes on each level nearest to addition will be closed for construction.
- Parking spaces within construction work area on each level will be closed for construction.
- Street level sidewalks will be closed for construction.

SITE

- Removal and replacement of unsuitable or contaminated soils is not included.
- Dewatering is not included.
- Temporary erosion or sedimentation control is not included.
- Soil borings and other geotechnical investigation are not included.

CARPENTRY

- Fire-retardant blocking or framing is not included.

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WALLS

- Fire-rated or smoke-rated walls or ceilings are not included.

FLOORING

- Sealed concrete floors and stairs are included.

CEILINGS

- Non-rated gypsum board ceiling is included at P-4 level.

PAINTING

- Painting of existing precast concrete is not included.
- Painting of underside of landings and stairs is not included.

SPECIALTIES

- Fire extinguishers or cabinets are not included.

FIRE SPRINKLER

- \$1,250 fire sprinkler work allowance (material and installation) is included for relocation of existing heads in lieu of new sprinkler work.
- Standpipe system is not included.

PLUMBING

- Storm drainage work \$2,500 allowance is included.
- Other plumbing work is not included.

HVAC

- \$1,000 HVAC work allowance (material and installation) is included.

ELECTRICAL

- \$25,000 electrical work allowance (material and installation, including telecommunications rough-in) is included. Allowance includes relocation of existing fire alarm devices.
- Telephone, data, television and other telecommunications equipment, devices or wiring is not included.

END

Owner Direct Purchasing Procedures

To enable the owner to purchase long-lead time materials and to realize savings of sales tax on major tangible personal property needed for this project, the Contractor will recommend direct purchases for items where those direct purchases will result in significant tax savings to the Owner. The Owner will either accept or reject the Contractor's recommendations, and purchases will be made accordingly.

Direct Material Purchase Procedure – Peter R. Brown Construction, Inc. has submitted to the Florida Department of Revenue its Direct Purchasing Procedures and has received a Tax Advisory stating that if the procedures are followed the Contractor is operating within current tax law. The Owner and Contractor agree to adhere to these approved procedures as per the following:

- A.** The Contractor will provide to the Owner detailed scoping and pricing for the purchase order in harmony with the Trade Contractors for incorporation in the Owner's purchase order.
- B.** The Owner will issue a purchase order directly to the Vendor and a copy to the Contractor.
- C.** The Owner will be responsible for the materials until they are incorporated into the project and will purchase Builder's Risk Insurance for direct purchased materials as well as make direct payment for the project's Payment and Performance Bond.
- D.** The Contractor will issue a deductive subcontract adjustment to the Trade Contractor, which will account for the value of the material and sales tax as it pertains to that Trade Contractor's contract.
- E.** As material is delivered to the jobsite, the Trade Contractor verifies quantities delivered and the Trade Contractor will approve the vendor's invoice for material delivered. The invoice for this material will then be forwarded to the Contractor who will review, approve and forward the invoice to the Owner's Representative for processing.

- F.** The Owner will draft a check for the invoice amount and mail this check directly to the Vendor. A copy of the check will be forwarded to the Contractor in order that the Contractor can accurately track payment.
- G.** The Owner is encouraged to take advantage of all discounts available.
- H.** The Owner will issue to the Contractor a deductive change order in the amount of the direct purchase materials, excluding sales tax.
- I.** The sales tax savings from the Owner direct purchased items will be added to the contingency until the end of the project. All unused contingency remaining at the end of the project will revert to the Owner as additional savings on the project.
- J.** The Owner does hereby indemnify and hold harmless the Contractor, its subcontractors and material suppliers from any and all liability for unpaid sales and use tax which the Contractor, its subcontractors and material suppliers may incur as a result of any claims, assessments, demands, costs or judgments made by or in favor of the State of Florida on account of any alleged failure to pay Florida Sales Tax or use tax on materials purchased by the Owner. The Owner agrees to defend and hold harmless, at its sole expense, including attorneys' fees, such claims or actions brought against Contractor, its subcontractors and material suppliers, whether rightfully or wrongfully brought, as the result of tax savings which the Owner has received. The Contractor will promptly notify Owner of any such claim, assessment, demand, or action.
- K.** If the Builder's Risk Insurance and the Payment and Performance Bond premiums are part of the Guaranteed Maximum Price, the Owner will issue the Contractor a deductive change order in an amount equal to the total of the premiums.

Specific Steps in Direct Purchasing Procedure

Step 1.

Peter R. Brown Construction, Inc. will issue a contract to each subcontractor including all labor and materials specified for the job.

Step 2.

Peter R. Brown Construction, Inc. will provide a purchase order worksheet to the Owner listing the name and address of the vendor as well as a detailed description and price for the materials which are to be purchased.

Step 3.

Owner will issue a purchase order to the vendor attaching the purchase order worksheet. A copy will be sent to Peter R. Brown Construction, Inc.

Peter R. Brown Construction, Inc. logs each worksheet #, the Owner purchase order number, date issued and value.

Step 4.

Peter R. Brown Construction, Inc. will issue a deductive change order to each subcontractor for the amount of the purchase order, which includes the tax.

Each change order is logged by Peter R. Brown Construction, Inc.

Step 5.

Paying the invoices

1. Invoices are sent to the Owner by each Vendor. The Owner will fax them to Peter R. Brown Construction, Inc. for approval.
2. Both the Owner and Peter R. Brown Construction, Inc should log each payment to ensure accurate records.

Step 6.

The Owner will draft a check for that invoice amount and mail the check directly to the vendor.

Each week the Owner will fax Peter R. Brown Construction, Inc. a list of invoices paid with copy of all checks. Information should include amount, invoice number and check number.

Step 7.

Approximately every ten (10) purchase orders issued or at about two months into the purchasing phase of the job Peter R. Brown Construction, Inc. will issue the Owner a change order crediting the Owner with tax savings.